



# APPRAISAL BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

ROY WENZLICK & CO.

APRIL 23  
1951

Volume XX

*Real Estate Economists, Appraisers and Counselors*

Number 19

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## CUBIC COSTS OF TWO-TO FOUR-FAMILY BUILDINGS

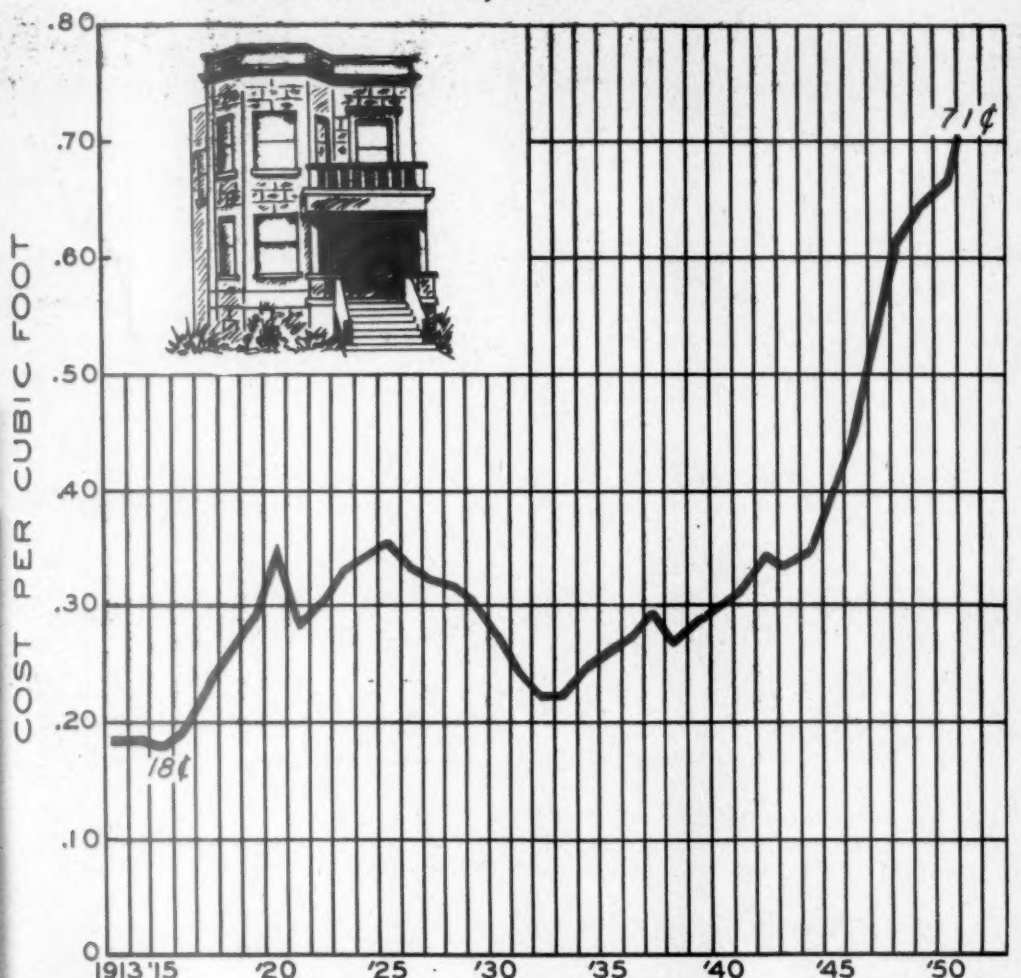
**I**N March 1949 we published the cubic cost figures on three different types of two- and four-family buildings. There have been some rather significant changes in construction costs since then, so we have decided to bring these cost figures up to date. To make these up-to-date figures more usable we also show the March 1951 square foot cost for each building. This figure is shown at the bottom of each of the following pages. The square foot cost does not pertain to the ground area. It pertains to the living area, which in these three instances is twice the ground area. Thus the building on the following page costs 70.7¢ per cubic foot, or \$10.65 per square foot of living area, or \$21.30 per square foot of ground area. This type building, built during the period from 1895 to 1900, is a two-story and basement stone front building, containing two dwelling units of eight rooms each. Foundations are 18" rubble stone; side and rear walls are 13" common brick. Interior partitions are wood lath and plaster; trim and doors are pine; floors are hardwood over wood joists; roof is tar and gravel. The building has a steam heating system and average grade plumbing fixtures. The bathrooms and kitchens have linoleum floors and plastered walls.

The four-family building shown on page 213 is a type that was built during the period from about 1900 to 1920. This has been an extremely popular type of building in St. Louis, where literally thousands of them have been erected. This is a two-story and full basement brick building containing four dwelling units of four rooms each. The foundation is 18" rubble stone; exterior walls are 13" variegated matt brick, backed with 5 x 8 x 12 tile. There is a 13" brick fire wall running through the building. Roof is of Spanish tile mansard with tar and gravel back roof. Interior partitions are lath and plaster; trim and doors, pine; floors are hardwood over wood joists except in baths, where they are tile. Heat is supplied by four gravity warm air furnaces and the plumbing fixtures are of average quality.

The building on the back page is a two-story and full basement brick building containing a store on the first floor and a six-room dwelling unit on the second floor. The foundation is 18" rubble stone and the outside walls are 13" common brick. The roof is tar and gravel. Floors are hardwood over wood joists. Interior partitions are lath and plaster and the doors and trim are birch and gum. The heating system is steam and the plumbing fixtures are of average quality.

The cost trends on these buildings were developed by applying our construction cost index to the actual amount spent at the time the buildings were erected. While this method is not so accurate as that used by us in arriving at costs on the buildings featured in our Trends Bulletin, it is sufficiently accurate for use in checking the "income approach" by which this type of property is more frequently evaluated.

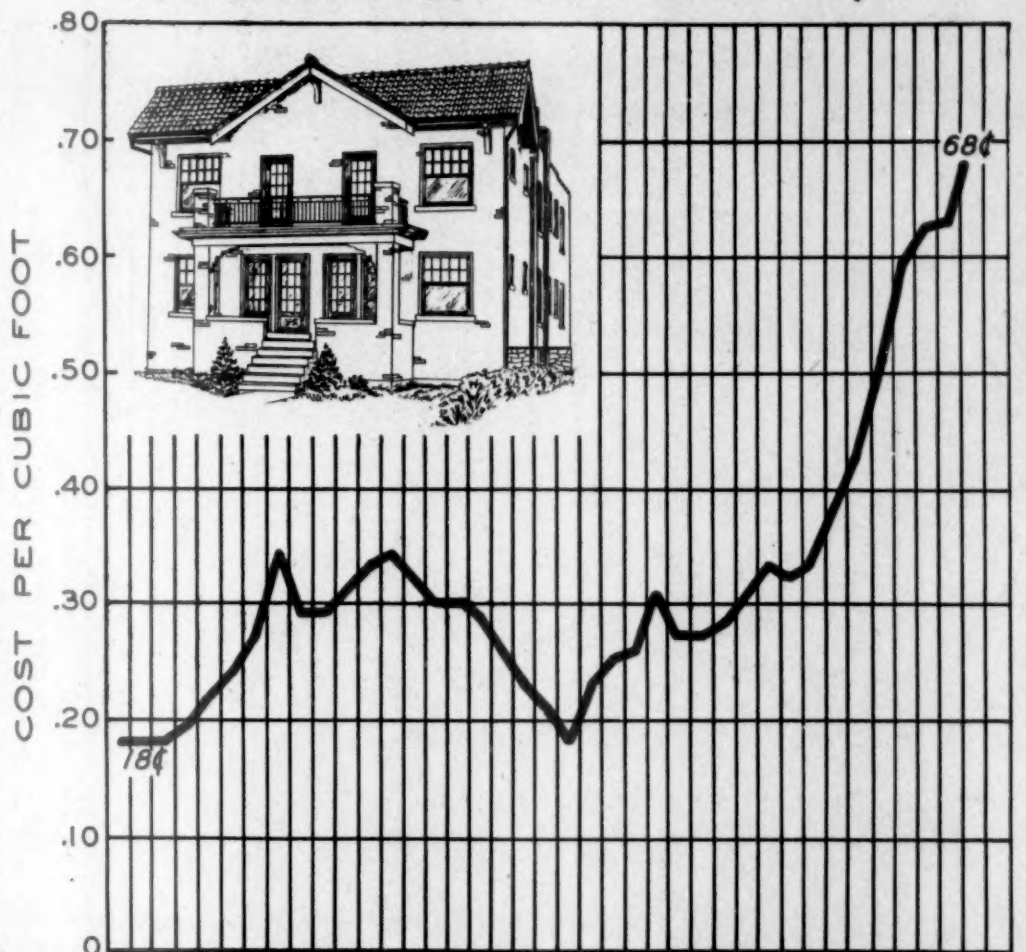
# **CUBIC FOOT COST OF AN OLD STYLE TWO-FAMILY BUILDING (49,600 CUBIC FEET)**



1913 . . . 18.4¢	1923 . . . 32.7¢	1933 . . . 22.3¢	1943 . . . 33.2¢
1914 . . . 18.5	1924 . . . 34.0	1934 . . . 24.6	1944 . . . 34.2
1915 . . . 18.0	1925 . . . 35.0	1935 . . . 25.9	1945 . . . 40.0
1916 . . . 19.2	1926 . . . 33.4	1936 . . . 27.0	1946 . . . 45.3
1917 . . . 22.5	1927 . . . 32.6	1937 . . . 29.3	1947 . . . 54.5
1918 . . . 25.0	1928 . . . 31.6	1938 . . . 26.6	1948 . . . 61.5
1919 . . . 28.2	1929 . . . 30.6	1939 . . . 28.5	1949 . . . 64.5
1920 . . . 34.8	1930 . . . 27.2	1940 . . . 29.8	1950 . . . 65.9
1921 . . . 28.3	1931 . . . 24.1	1941 . . . 31.1	3/51 . . . 70.7
1922 . . . 30.0	1932 . . . 22.0	1942 . . . 34.2	

**SQUARE FOOT COST - MARCH 1951 = \$10.65**

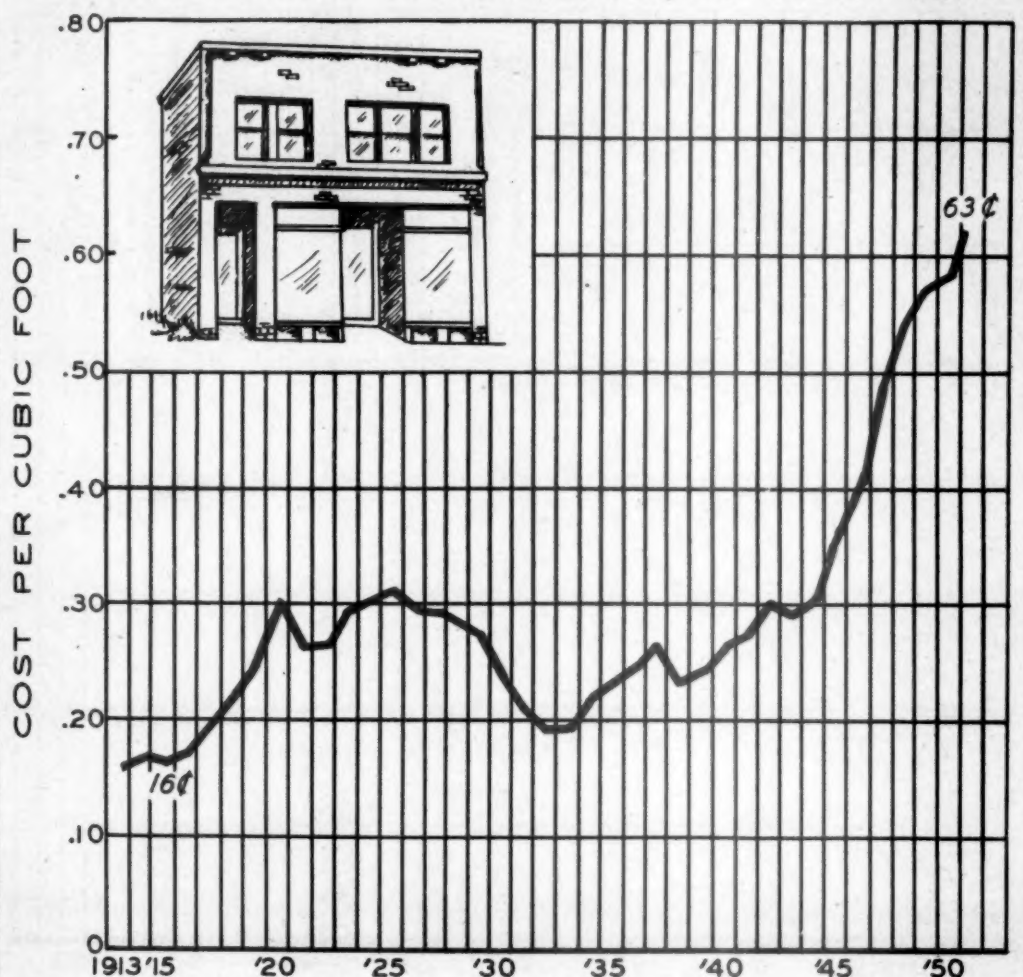
# CUBIC FOOT COST OF A FOUR-FAMILY BUILDING (SPECULATIVE) (51,272 CUBIC FEET)



1913 '15	'20	'25	'30	'35	'40	'45	'50
1913 . . . 18.7¢	1923 . . . 31.8¢	1933 . . . 18.7¢	1943 . . . 32.0¢				
1914 . . . 18.6	1924 . . . 33.5	1934 . . . 23.4	1944 . . . 33.0				
1915 . . . 18.6	1925 . . . 34.2	1935 . . . 25.0	1945 . . . 38.6				
1916 . . . 19.8	1926 . . . 32.0	1936 . . . 26.0	1946 . . . 43.8				
1917 . . . 22.3	1927 . . . 30.6	1937 . . . 31.1	1947 . . . 52.5				
1918 . . . 24.6	1928 . . . 30.4	1938 . . . 27.0	1948 . . . 59.2				
1919 . . . 27.7	1929 . . . 29.2	1939 . . . 27.5	1949 . . . 62.0				
1920 . . . 34.8	1930 . . . 26.7	1940 . . . 28.8	1950 . . . 63.5				
1921 . . . 29.9	1931 . . . 23.9	1941 . . . 30.0	3/51 . . . 68.3				
1922 . . . 29.4	1932 . . . 21.7	1942 . . . 33.0					

SQUARE FOOT COST - MARCH 1951 = \$9.60

# CUBIC FOOT COST OF A COMBINATION RESIDENTIAL & COMMERCIAL BUILDING (57,750 CUBIC FEET)



1913 . . . 16.3¢	1923 . . . 29.0¢	1933 . . . 19.7¢	1943 . . . 29.5¢
1914 . . . 16.5	1924 . . . 30.2	1934 . . . 21.9	1944 . . . 30.4
1915 . . . 16.1	1925 . . . 31.1	1935 . . . 23.0	1945 . . . 35.4
1916 . . . 17.0	1926 . . . 29.7	1936 . . . 24.0	1946 . . . 40.3
1917 . . . 20.0	1927 . . . 29.0	1937 . . . 26.0	1947 . . . 48.4
1918 . . . 22.2	1928 . . . 28.0	1938 . . . 23.7	1948 . . . 54.5
1919 . . . 25.1	1929 . . . 27.2	1939 . . . 24.6	1949 . . . 57.0
1920 . . . 30.8	1930 . . . 24.2	1940 . . . 26.5	1950 . . . 58.5
1921 . . . 26.0	1931 . . . 21.4	1941 . . . 27.6	3/51 . . . 62.7
1922 . . . 26.7	1932 . . . 19.5	1942 . . . 30.4	

SQUARE FOOT COST - MARCH 1951 = \$9.20